

**When recorded return to:**  
Eric Johansen and Madison Merz  
1240 Arrezo Drive  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2021-4834  
Oct 21 2021  
Amount Paid \$6725.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105  
Bellingham, WA 98226

CHICAGO TITLE COMPANY  
620049307

Escrow No.: 245446054

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Jesse J Henson, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to Eric Johansen and Madison Merz, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:

LOT 16, SAUK MOUNTAIN ESTATES SOUTH - A PLANNED RESIDENTIAL DEVELOPMENT PHASE 3, ACCORDING TO THE PLAT THEREOF RECORDED MAY 26, 2005, UNDER AUDITOR'S FILE NO. 200505260107, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P122930, 4860-000-016-0000

Subject to:

1. 1. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: February 26, 1935  
Auditor's No(s): 267764, records of Skagit County, Washington  
In favor of: Drainage District No. 14 of Skagit County Washington  
For: Right of way for drainage ditch purposes. Together with right of ingress and egress  
Affects: Portion in the Southwest Quarter of the Northeast Quarter and other property
2. Easement, including the terms and conditions thereof, granted by instrument(s);

**STATUTORY WARRANTY DEED**

(continued)

Recorded: June 20, 1945

Auditor's No(s): 381240, records of Skagit County, Washington

In favor of: Puget Sound Power &amp; Light Company

For: Electric transmission and/or distribution line, together with necessary appurtenances

Affects: Portion in Southeast Quarter of the Northwest Quarter

3. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: June 6, 1946 and July 17, 1946

Auditor's No(s): 392628 and 394047, records of Skagit County, Washington

In favor of: The United States of America

For: One or more lines of electric power transmission structures and appurtenant signal lines

Affects: A strip of land 125.0 feet in width, the boundaries of said strip lying 62.5 feet distant from,

on each side of, and parallel with the survey line of the Arlington-Bellingham

Transmission line as now located and staked

4. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: September 14, 1956

Auditor's No(s): 541476, records of Skagit County, Washington

In favor of: Pacific Northwest Pipeline Corporation

For: Constructing, maintaining, etc. pipeline or pipelines

Affects: Portion in the Southwest Quarter of the Northeast Quarter and other property

5. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: November 26, 1956

Auditor's No(s): 544543, records of Skagit County, Washington

In favor of: Cascade Natural Gas Corporation

For: Constructing, maintaining, etc. Pipeline or pipelines

Affects: Portion in the Southwest Quarter of the Northeast Quarter and other property

Said instrument was corrected by instrument dated August 3, 1957, and recorded September 9, 1957, under

Auditor's File No. 555867, records of Skagit County, Washington.

6. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: June 19, 1963

Auditor's No(s): 637410, records of Skagit County, Washington

In favor of: United States of America

For: Electric transmission and/or distribution line, together with necessary appurtenances

Affects: Portion lying within a strip of land 137.5 feet in width and lying on the Northeasterly side

of, running parallel with and adjoining the existing 125 foot right of way of the Bonneville

Power Administration's Arlington-Bellingham transmission line

7. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: August 7, 1963

Auditor's No(s): 639321, records of Skagit County, Washington

In favor of: The United States of America

For: One or more lines of electric power transmission structures and appurtenant signal lines

Affects: A strip of land 137.5 feet in width, the boundaries of said strip lying 62.5 feet distant

Easterly from and 75.0 feet distant Westerly from, and parallel with said survey line for

the Snohomish-Blaine No. 1 Transmission line as said survey line being now located and

staked

8. Easement, including the terms and conditions thereof, granted by instrument(s);

**STATUTORY WARRANTY DEED**

(continued)

Recorded: January 30, 1969

Auditor's No(s).: 722786, records of Skagit County, Washington

In favor of: United States of America

For: Electric transmission and/or distribution line, together with necessary appurtenances

Affects: A strip of land 262.5 feet in width, lying 75 feet Northeasterly from and 187.5 feet

Southwesterly from and parallel with the survey line of the Bonneville Power

Administration's Snohomish-Blaine No. 1 transmission line.

9. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: November 5, 1979

Auditor's No(s).: 7911050071, records of Skagit County, Washington

In favor of: Present and future owners of land

For: Ingress, egress and utilities

Affects: A 60-foot strip of land in the portion of the Southeast Quarter of the Northwest Quarter

10. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: April 18, 1990

Auditor's No(s).: 9004180059, records of Skagit County, Washington

In favor of: Puget Sound Power &amp; Light Company

For: Electric transmission and/or distribution line, together with necessary appurtenances

11. Easement, including the terms and conditions thereof, created by instrument(s);

Recorded: July 5, 2002

Auditor's No(s).: 200207050100, records of Skagit County, Washington

In favor of: Northwest Pipeline Corporation

For: Pipeline and related rights

Affects: Portion of the Northeast Quarter

12. Easement, including the terms and conditions thereof, created by instrument(s);

Recorded: July 25, 2002

Auditor's No(s).: 200207250019, records of Skagit County, Washington

In favor of: John A. Lange and Gayle Lange

For: Utilities, Drainage, Sewer lines, etc.

Affects: Said premises and other property

13. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: April 7, 2003

Auditor's No(s).: 200304070119, records of Skagit County, Washington

In favor of: Puget Sound Energy, Inc.

For: Electric transmission and/or distribution line, together with necessary appurtenances

14. Agreement, including the terms and conditions thereof; entered into;

By: Betty Bolton

And Between: TNT Construction, Inc.

Recorded: June 11, 1980

Auditor's No. 8006110010, records of Skagit County, Washington

Providing: Usage of access road

15. Agreement, including the terms and conditions thereof; entered into;

By: Northwest Pipeline Corporation

And Between: John A. Lange and Gayle Lange

Recorded: October 10, 2001

Auditor's No. 200110100109, records of Skagit County, Washington

Providing: Authorization for specific encroachment

Affects: Portion in the Southwest Quarter of the Northeast Quarter

**STATUTORY WARRANTY DEED**

(continued)

16. Agreement, including the terms and conditions thereof; entered into;  
By: John A. Lange and Joy G. Lange  
And Between: North County Bank  
Recorded: January 22, 2002  
Auditor's No. 200201220096, records of Skagit County, Washington  
Providing: Hazardous Substances Agreement  
Affects: Said premises and other property
17. Agreement, including the terms and conditions thereof; entered into;  
By: City of Sedro-Woolley, a Washington Municipal Corporation  
And Between: SW-Land Company, LLC, a Washington Limited Partnership, et al  
Recorded: April 2, 2002  
Auditor's No.: 200204020058, records of Skagit County, Washington
18. Agreement, including the terms and conditions thereof; entered into;  
By: City of Sedro Woolley, et al  
And Between: City of Sedro Woolley, et al  
Recorded: May 7, 2003  
Auditor's No. 200305070171, records of Skagit County, Washington  
Providing: Development conditions and provisions
19. Agreement, including the terms and conditions thereof; entered into;  
By: Sauk Mountain Village, L.L.C., et al  
And Between: City of Sedro Woolley, et al  
Recorded: May 7, 2003  
Auditor's No. 200305070172, records of Skagit County, Washington  
Providing: Development conditions and provisions
20. Agreement, including the terms and conditions thereof; entered into;  
By: John and Gayle Lange, et al  
And Between: City of Sedro Woolley, et al  
Recorded: June 9, 2003  
Auditor's No. 200306090031, records of Skagit County, Washington  
Providing: Development conditions and provisions  
AMENDED by instrument(s):  
Recorded: June 30, 2003  
Auditor's No(s): 200306300001, records of Skagit County, Washington
21. Agreement, including the terms and conditions thereof; entered into;  
By: City of Sedro Woolley  
And Between: Dukes Hill, L.L.C. a Washington limited liability company, et al  
Recorded: January 29, 2004  
Auditor's No. 200401290098, records of Skagit County, Washington  
Providing: Development Agreement regarding obligations arising from Development Approval  
Affects: Said premises and other property  
Said instrument is a re-recording of instrument (s);  
Recorded: February 2, 2004  
Auditor's File No(s): 200402030145, records of Skagit County, Washington
22. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital

**STATUTORY WARRANTY DEED**

(continued)

status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on SAUK MOUNTAIN VIEW

ESTATES SOUTH A PLANNED RESIDENTIAL DEVELOPMENT:

Recording No: 200306090032

23. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on SAUK MOUNTAIN VIEW

ESTATES SOUTH A PLANNED RESIDENTIAL DEVELOPMENT PHASE 3:

Recording No: 200505260107

24. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;

Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed

From: The Wolverine Company

Recorded: June 28, 1908

Auditor's No.: Volume 68 of Deeds, page 357, records of Skagit County, Washington

To: Frank Benecke and Marie Benecke, husband and wife

As Follows: Excepting however, from the operation of this deed and reserving unto the said party of

the first party, its successors and assigns, all mineral and mineral oils in or under any of said lands, whether said minerals or mineral oils are now known, or part of the first part, its successors or assigns, in, to or upon the surface of any of said lands.

Affects: Portion lying within Southwest Quarter of the Northeast Quarter

25. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;

Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and

**STATUTORY WARRANTY DEED**

(continued)

moving products from other lands, contained in Deed

Recorded: July 28, 1908

Auditor's No.: 68626, records of Skagit County, Washington

Executed By: The Wolvering Company

Affects: Portion in the Southwest Quarter of the Northeast Quarter

As Follows: Excepting and reserving unto grantor, its successors and assigns, all mineral and mineral oils in, or under any of said lands, whether said mineral or mineral oils are now known, or shall hereafter be discovered; without however any right in, to or upon the surface of any of said lands

26. Exceptions and reservations as contained in Deed;

From: C.A. Wicker, a bachelor

Recorded: September 26, 1912

Auditor's No.: 93017, records of Skagit County, Washington

As Follows:

Excepting and reserving all minerals, oils, gases and fossils in or upon said premises and the right to enter said

premises for any purpose incidental to the prospecting, mining, or extracting the same from said premises,

provided, however, that the said party of the second part, his heirs, administrators and assigns shall be

compensated for all damage done to the surface and soil of said land, and the improvements thereon.

27. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that

no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;

Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and

moving products from other lands, contained in Deed

From: Skagit Realty Company

Recorded: October 23, 1915

Auditor's No.: 110291, records of Skagit County, Washington

Affects: Portion in the Southeast Quarter of the Northwest Quarter

As Follows: Excepting and reserving, however, all mineral and mineral oils in or under any of said

land, without, however, any right in, to or upon the surface of any of said land

28. Exceptions and reservations as contained in instrument;

Recorded: July 31, 1968

Auditor's No.: 716483, records of Skagit County, Washington

From: Northern Pacific Railway Company, a corporation

Affects: A portion of subject property

29. Terms, conditions, and restrictions of that instrument entitled City of Sedro-Woolley Ordinance No. 1418-02;

Recorded: March 29, 2002

Auditor's No(s): 200203290182, records of Skagit County, Washington

**STATUTORY WARRANTY DEED**

(continued)

30. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law;

Recorded: June 9, 2003

Auditor's No(s): 200306090033, records of Skagit County, Washington

Executed By: John and Gayle Lange

AMENDED by instrument(s):

Recorded: June 30, 2003

Auditor's No(s): 200306300001, records of Skagit County, Washington

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 19, 2015

Recording No.: 201505190051

31. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: June 9, 2003

Auditor's No(s): 200306090033, records of Skagit County, Washington

Imposed By: Sauk Mt. View Estates South Homeowners Association

AMENDED by instrument(s):

Recorded: June 30, 2003

Auditor's No(s): 200306300001, records of Skagit County, Washington

32. Terms, conditions, and restrictions of that instrument entitled Skagit County Right to Farm Disclosure;

Recorded: March 16, 2006

Auditor's No(s): 200603160148, records of Skagit County, Washington

33. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: DB Johnson Construction, Inc.

Purpose: Drainage

Recording Date: October 27, 2006

Recording No.: 200610270089

Affects: A portion of said premises

An assignment of the beneficial interest under said deed of trust which names:

Assignee: Bank of America, NA, successor by merger to BAC Home Loans Servicing, LP FKA

Countrywide Home Loans Servicing, LP

Recording Date: March 28, 2012

Recording No.: 201203280054

34. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit

County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or

within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit

**STATUTORY WARRANTY DEED**

(continued)

County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law. In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

35. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

36. Assessments, if any, levied by Sedro Woolley.

37. City, county or local improvement district assessments, if any.



**STATUTORY WARRANTY DEED**  
(continued)

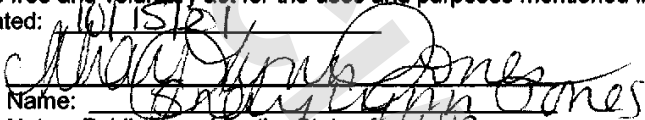
Dated: October 13, 2021

  
\_\_\_\_\_  
Jesse J Henson

State of WASHINGTON  
County of SKAGIT *whatcom*

I certify that I know or have satisfactory evidence that Jesse J Henson is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 10/15/21

  
Name: Shay Lynn Jones  
Notary Public in and for the State of WA  
Residing at: ACMO WA  
My appointment expires: 11/20/23

